



16 Sulthorpe Road, Ketton, Stamford, PE9 3SN

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

This extended detached family home has been occupied by the current owners for nearly 50 years and provides spacious ground floor accommodation with generous reception rooms. The property is set on a corner plot that provides ample off street parking with a covered driveway that leads to a single garage.

The accommodation briefly comprises: - Entrance hall, cloakroom, sitting room with family area, dining room, garden room, utility area, landing Main bedroom, two further bedrooms and a shower room.

The property has gas fired central heating, replacement double glazed windows and provides easy access to local schooling, Rutland Water and the village's numerous amenities.

To the rear of the property is a landscaped lawn garden with mature borders and a secluded patio area.

NO CHAIN

Guide Price £469,995 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Extended family home
- Three spacious reception rooms
- Corner plot
- Ample off street parking & single garage
- Council Tax Band - E, EPC -

- Three bedrooms
- First time on the market in nearly 50 years
- Gas fired central heating
- Easy access to the village amenities, Rutland Water & Stamford
- NO CHAIN



ACCOMMODATION:

Entrance Hall

Cloakroom
1.75m x 0.74m (5'9 x 2'5)

Sitting Room with Family Area
7.85m x 4.27m max, 2.69m min (25'9 x 14' max, 8'10 min)

Dining Room
6.17m x 5.56m max, 4.11m min (20'3 x 18'3 max, 13'6 min)

Garden Room
7.04m x 2.84m (23'1 x 9'4)

Utility Area
4.98m max x 1.75m (16'4 max x 5'9)

Landing

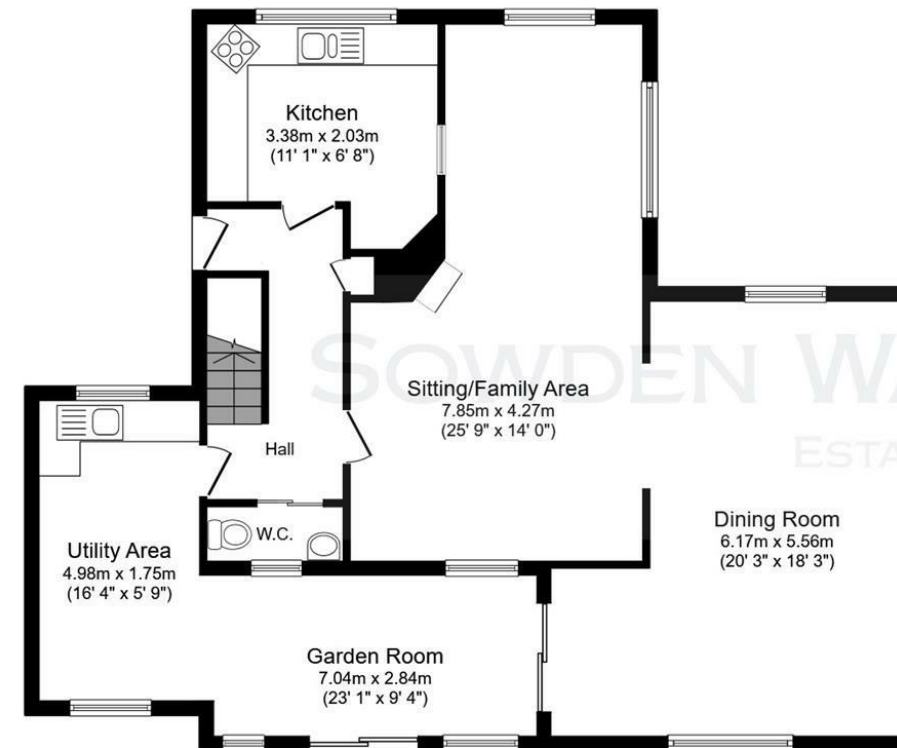
Main Bedroom
4.50m x 3.58m (14'9 x 11'9)

Bedroom Two
3.28m x 3.25m (10'9 x 10'8)

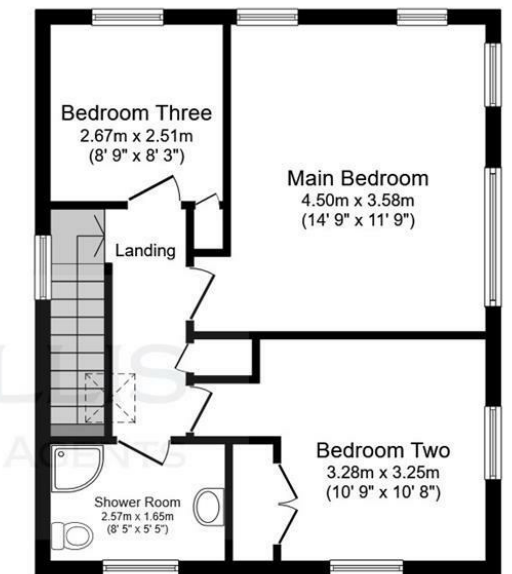
Bedroom Three
2.67m x 2.51m (8'9 x 8'3)

Shower Room
2.57m x 1.65m (8'5 x 5'5)

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io